

Acquisition of “Skylight” and “Lumen” buildings located in Warsaw

Further to the current report No. 27/2018 dated 30 October 2018 (the “**Current Report**”), the Board of Directors of Globalworth Poland Real Estate N.V. (the “**Company**”) hereby announces that on 20 December 2018 the Purchasers, i.e. the entities controlled by the Company, and the Sellers, i.e. the entities controlled by Rodamco Central Europe B.V., concluded a final sale and purchase agreement regarding the sale of all rights and obligations of the Sellers resulting from their membership in Złote Tarasy Tower Warsaw III S.Á.R.L. spółka jawna (“**ZTT**”) (the “**Final Agreement**”), holding the ownership right to the Properties related to “Skylight” and “Lumen” buildings located in Warsaw.

The terms not defined in this current report shall have the same meaning as the meaning attributed to them in the Current Report.

The GLA (*gross leasable area*) of the Office Premises amounts to the total of 45,500 sqm over 18 (“Skylight” building) and 8 storeys (“Lumen” building), the annual contracted total rental income of the Office Premises generated by the occupancy ratio of approximately 89% amounts to approximately EUR 11.5 million, and their WALT (*weighted average lease term*) is nearly four years. The Office Premises are multi-tenanted, with a range of tenants including Pernod Ricard, Mars, PGE Energia Ciepła, InOffice, Regus and Cushman & Wakefield.

The total Transaction consideration is set at EUR 190 million and is subject to working capital and other customary adjustments (the “**Consideration**”). The total Consideration consists, *inter alia*, of consideration for all rights and obligations of the Sellers resulting from their membership in ZTT which has been paid to the Sellers at closing of the Transaction (the “**Closing**”) and the value of currently existing intra-group loans granted to ZT and ZTT which relate to “Skylight” and “Lumen” buildings which have been subrogated at Closing by the Company’s group.

Under the Final Agreement, the Sellers granted standard representations and warranties as well as indemnities to the Purchasers on terms and conditions which are customary for this type of transaction.

At Closing, the Sellers provided the Purchasers with, *inter alia*, a parent commitment letter granted by Rodamco Central Europe B.V. which will secure the Sellers’ obligations under the Final Agreement up to the Transaction value.

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